

# Town of Garner, North Carolina Unified Development Ordinance

---

## DEVELOPMENT ORDINANCE OF THE TOWN OF GARNER, NORTH CAROLINA

---

*Adopted: July 22, 2003  
Effective: October 1, 2003  
Revised Through: July 2017*

---

Prepared by: Town of Garner Planning Department

---

THIS PAGE INTENTIONALLY LEFT BLANK

## **TABLE OF CONTENTS**

### **ARTICLE 1. GENERAL PROVISIONS**

1.1. Short title.....	UDO 1:1
1.2. Purpose and authority.....	UDO 1:1
1.3. Jurisdiction.....	UDO 1:1
1.4. Minimum requirements .....	UDO 1:2
1.5. Conflicting provisions.....	UDO 1:2
1.6. Relationship to land use plan.....	UDO 1:2
1.7. Conformity with article provisions.....	UDO 1:2
1.8. Effective date.....	UDO 1:2
1.9. Severability.....	UDO 1:2
1.10. Relationship to existing ordinances.....	UDO 1:3
1.11. Transitional provisions. ....	UDO 1:3

### **ARTICLE 2. DEVELOPMENT REVIEW BODIES**

2.1. Town Council.....	UDO 2:1
2.2. Planning Commission.....	UDO 2:3
2.3. Board of Adjustment.....	UDO 2:7
2.4. Planning Director.....	UDO 2:11
2.5. Town Engineer.....	UDO 2:13
2.6. Building Official.....	UDO 2:14
2.7. Technical Review Committee.....	UDO 2:15
2.8. Summary of review authority.....	UDO 2:16

THIS PAGE INTENTIONALLY LEFT BLANK

## **ARTICLE 3. DEVELOPMENT REVIEW PROCEDURES**

<b>3.1. General approval procedures.....</b>	<b>UDO 3:1</b>
<b>3.2. Written interpretations.....</b>	<b>UDO 3:1</b>
<b>3.3. Stormwater permit.....</b>	<b>UDO 3:1</b>
<b>3.4. Temporary use permit.....</b>	<b>UDO 3:3</b>
<b>3.5. Subdivision plat review.....</b>	<b>UDO 3:6</b>
<b>3.6. Site plan review.....</b>	<b>UDO 3:20</b>
<b>3.7. Zoning compliance permits.....</b>	<b>UDO 3:23</b>
<b>3.8. Sign permit.....</b>	<b>UDO 3:25</b>
<b>3.9. Master sign plan.....</b>	<b>UDO 3:26</b>
<b>3.10. Planned Development.....</b>	<b>UDO 3:28</b>
<b>3.11. Text amendment.....</b>	<b>UDO 3:36</b>
<b>3.12. Official zoning map amendment (rezoning).....</b>	<b>UDO 3:1</b>
<b>3.13. Conditional use district zoning.....</b>	<b>UDO 3:1</b>
<b>3.14. Special use permit.....</b>	<b>UDO 3:1</b>
<b>3.15. Variance.....</b>	<b>UDO 3:1</b>
<b>3.16. Administrative appeal.....</b>	<b>UDO 3:1</b>
<b>3.17. Special Exceptions.....</b>	<b>UDO 3:1</b>

## **ARTICLE 4. ZONING DISTRICTS**

<b>4.1. Establishment of districts.....</b>	<b>UDO 4:1</b>
<b>4.2. Official zoning map.....</b>	<b>UDO 4:3</b>
<b>4.3. Rules for interpretation of district boundaries.....</b>	<b>UDO 4:4</b>
<b>4.4. Residential district purpose statements.....</b>	<b>UDO 4:5</b>
<b>4.5. Commercial district purpose statements.....</b>	<b>UDO 4:7</b>

<b>4.6. Industrial district purpose statements.....</b>	<b>UDO 4:8</b>
<b>4.7. Planned Development Districts (PUD, PRD, TND, MXD). ....</b>	<b>UDO 4:8</b>
<b>4.8. Conservation Buffer Areas (CBA). .....</b>	<b>UDO 4:12</b>
<b>4.9. Lake Benson Conservation District (LBC). .....</b>	<b>UDO 4:13</b>
<b>4.10. Timber Drive Overlay District. ....</b>	<b>UDO 4:16</b>
<b>4.11. U.S. 70/401 Thoroughfare Overlay District. ....</b>	<b>UDO 4:24</b>
<b>4.12. I-40 Overlay District. ....</b>	<b>UDO 4:33</b>
<b>4.13. Swift Creek Conservation District. ....</b>	<b>UDO 4:43</b>
<b>4.14. Obsolete districts.....</b>	<b>UDO 4:45</b>
<b>4.15. Timber Drive East Overlay District.....</b>	<b>UDO 4:58</b>
<b>4.16. Garner Road Overlay District.....</b>	<b>UDO 4:67</b>

## **ARTICLE 5. USE REGULATIONS**

<b>5.1. Use tables.....</b>	<b>UDO 5:1</b>
<b>5.2. Use categories. ....</b>	<b>UDO 5:2</b>
<b>5.3. Specific use standards.....</b>	<b>UDO 5:2</b>
<b>5.4. Accessory uses and structures.....</b>	<b>UDO 5:41</b>
<b>5.5. Temporary uses. ....</b>	<b>UDO 5:53</b>

## **ARTICLE 6. DISTRICT DEVELOPMENT STANDARDS**

<b>6.1. Residential district development standards. ....</b>	<b>UDO 6:1</b>
<b>6.2. Multifamily residential dimensional standards. ....</b>	<b>UDO 6:1</b>
<b>6.3. Residential cluster development.....</b>	<b>UDO 6:1</b>
<b>6.4. Alternative single-family options. ....</b>	<b>UDO 6:4</b>
<b>6.5. Townhouse and condominium developments.....</b>	<b>UDO 6:8</b>
<b>6.6. Manufactured home parks and subdivisions.....</b>	<b>UDO 6:12</b>

<b>6.7. Manufactured homes.....</b>	<b>UDO 6:14</b>
<b>6.8. Special development standards for single family and modular homes. ....</b>	<b>UDO 6:12</b>
<b>6.9. Nonresidential district standards.....</b>	<b>UDO 6:12</b>
<b>6.10. Measurement and exceptions.....</b>	<b>UDO 6:25</b>
<b>6.11. Planned Unit Development (PUD) standards. ....</b>	<b>UDO 6:31</b>
<b>6.12. Planned Residential Development (PRD) standards.....</b>	<b>UDO 6:33</b>
<b>6.13. Traditional Neighborhood Development (TND) standards.....</b>	<b>UDO 6:34</b>
<b>6.14. Mixed Use Development (MXD) standards. ....</b>	<b>UDO 6:36</b>

## **ARTICLE 7. GENERAL DEVELOPMENT STANDARDS**

<b>7.1. Landscaping and tree protection. ....</b>	<b>UDO 7:1</b>
<b>7.2. Stormwater management. ....</b>	<b>UDO 7:42</b>
<b>7.3. Outdoor storage and display. ....</b>	<b>UDO 7:85</b>
<b>7.4. Off-street parking and loading standards. ....</b>	<b>UDO 7:85</b>
<b>7.5. Sign regulations.....</b>	<b>UDO 7:1</b>
<b>7.6. Outdoor lighting standards.....</b>	<b>UDO 7:1</b>
<b>7.7. Access standards. ....</b>	<b>UDO 7:7</b>

## **ARTICLE 8. SUBDIVISION DESIGN/IMPROVEMENTS**

<b>8.1. Applicability of article.....</b>	<b>UDO 8:1</b>
<b>8.2. Streets.....</b>	<b>UDO 8:1</b>
<b>8.3. Sewage disposal facilities, water supply and utilities.....</b>	<b>UDO 8:18</b>
<b>8.4. Open space and recreational facilities. ....</b>	<b>UDO 8:27</b>
<b>8.5. Subdivision dedication requirements.....</b>	<b>UDO 8:1</b>
<b>8.6. Improvement guarantees. ....</b>	<b>UDO 8:1</b>

## **ARTICLE 9. NONCONFORMITIES**

9.1. Purpose and intent .....	UDO 9:1
9.2. Nonconforming uses.....	UDO 9:1
9.3. Nonconforming structures.....	UDO 9:2
9.4. Nonconforming lots of record .....	UDO 9:4
9.5. Abandonment and discontinuance of nonconforming situations. ....	UDO 9:5
9.6. Nonconforming signs.....	UDO 9:5

## **ARTICLE 10. ENFORCEMENT**

10.1. Violations.....	UDO 10:1
10.2. Enforcement by Planning Director.....	UDO 10:1
10.3. Penalties for violation.....	UDO 10:2
10.4. Special enforcement of landscaping requirements.....	UDO 10:4
10.5. Judicial review. ....	UDO 10:5

## **ARTICLE 11. DEFINITIONS**

11.1. General.....	UDO 11:1
11.2. Defined terms.....	UDO 11:1

<b>APPENDIX A LEGAL DESCRIPTION OF JURISDICTION .....</b>	<b>UDO A:1</b>
---	----------------

<b>APPENDIX B CONDITIONAL USE PERMITS.....</b>	<b>UDO B:1</b>
--	----------------

<b>APPENDIX C STANDARD CONSTRUCTION DETAILS.....</b>	<b>UDO C:1</b>
--	----------------

<b>APPENDIX D APPLICATION REQUIREMENTS.....</b>	<b>UDO D:1</b>
---	----------------

**APPENDIX E PLANTING MANUAL .....** UDOO E:1

**APPENDIX F ACCESSIBLE PARKING SIGNS .....** UDO F:1

**UNIFIED LAND DEVELOPMENT - TABLE OF AMENDMENTS .....** UDO TOA:1

**Unified Development Ordinance (UDO) - Index.....** UDO I:1

THIS PAGE INTENTIONALLY LEFT BLANK